



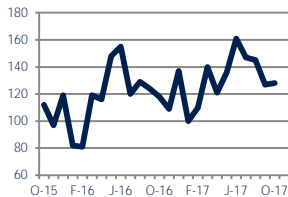
Focus On: Upper Marlboro Housing Market

October 2017

Zip Code(s): 20772 and 20774

Units Sold

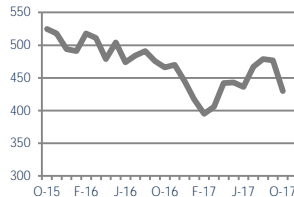
128



Up 8%
Vs. Year Ago

Active Inventory

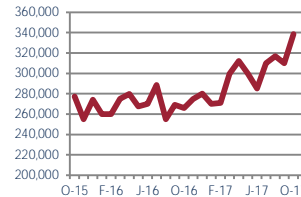
430



Down -8%
Vs. Year Ago

Median Sale Price

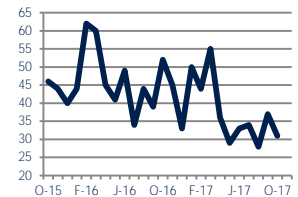
\$338,495



Up 27%
Vs. Year Ago

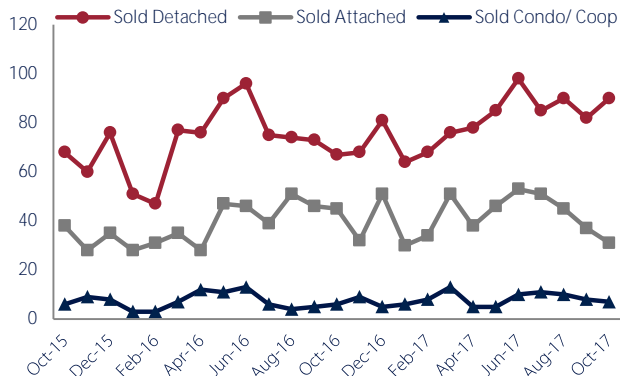
Days On Market

31



Down -40%
Vs. Year Ago

Units Sold*



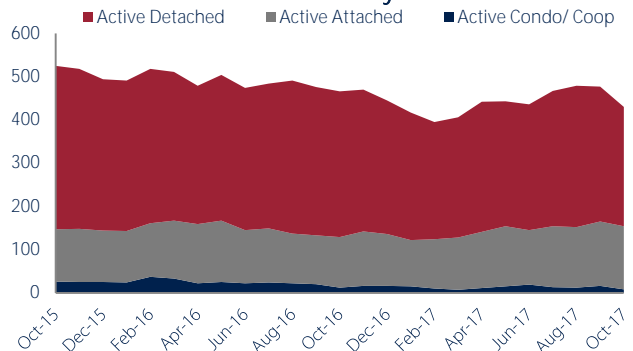
Units Sold

There was an increase in total units sold in October, with 128 sold this month in Upper Marlboro versus 127 last month, an increase of 1%. This month's total units sold was higher than at this time last year, an increase of 8% versus October 2016.

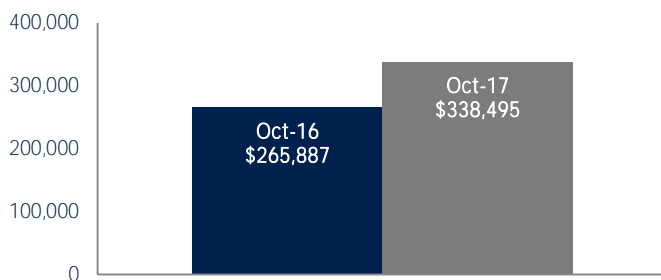
Active Inventory

Versus last year, the total number of homes available this month is lower by 36 units or 8%. The total number of active inventory this October was 430 compared to 466 in October 2016. This month's total of 430 is lower than the previous month's total supply of available inventory of 477, a decrease of 10%.

Active Inventory*



Median Sale Price



Median Sale Price

Last October, the median sale price for Upper Marlboro Homes was \$265,887. This October, the median sale price was \$338,495, an increase of \$72,608 compared to last year. The current median sold price is higher than in September.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

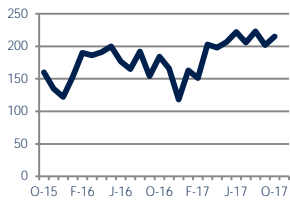
Focus On: Upper Marlboro Housing Market

October 2017

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New Listings

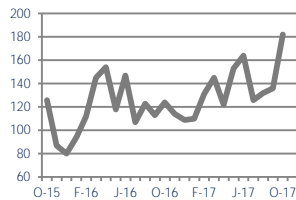
215



Up 17%
Vs. Year Ago

Current Contracts

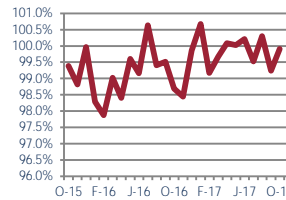
182



Up 47%
Vs. Year Ago

Sold Vs. List Price

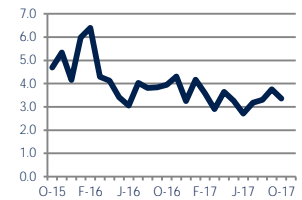
99.9%



Up 1.2%
Vs. Year Ago

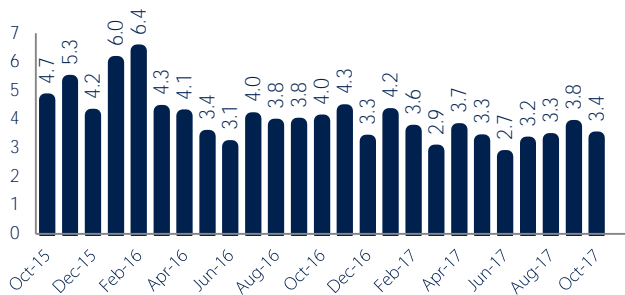
Months of Supply

3.4



Down -15%
Vs. Year Ago

Months Of Supply



Months of Supply

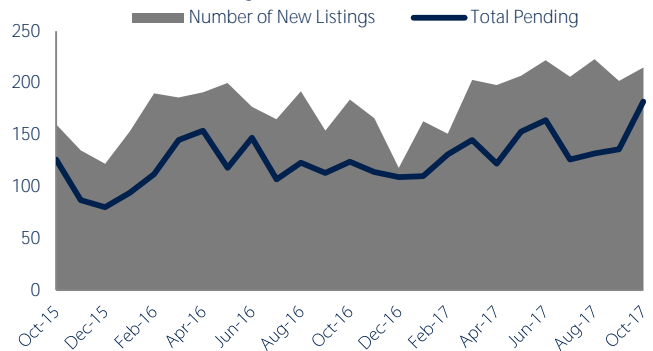
In October, there was 3.4 months of supply available in Upper Marlboro, compared to 3.9 in October 2016. That is a decrease of 15% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

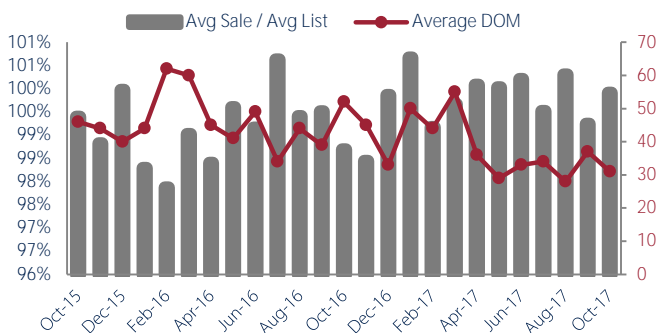
New Listings & Current Contracts

This month there were 215 homes newly listed for sale in Upper Marlboro compared to 184 in October 2016, an increase of 17%. There were 182 current contracts pending sale this October compared to 124 a year ago. The number of current contracts is 47% higher than last October.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Upper Marlboro was 99.9% of the average list price, which is 1.2% higher than at this time last year.

Days On Market

This month, the average number of days on market was 31, lower than the average last year, which was 52, a decrease of 40%.